



**STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS
165 Capitol Avenue, Hartford, Connecticut 06106-1606**

RAEANNE V. CURTIS
Commissioner

Testimony of
Raeanne V. Curtis, Commissioner of Public Works
Appropriations Committee
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Good morning Senator Harp, Representative Geragosian, Senator Dibicella, Representative Miner and committee members: I am Raeanne Curtis, Commissioner of the Department of Public Works.

Before commenting on Governor Rell's budget proposal as it relates to the Department of Public Works, I would like to provide some background information that may be helpful to our discussion. The DPW is a pass-through agency. The department provides and pays for leased and owned office space for state agencies in Hartford. The department also provides and pays for space at the Rowland Government Center in Waterbury, the Uncas-on-Thames campus in Norwich and the Mystic Education Center in Mystic. Eighty-one percent (81%) of the department's General Fund budget finances this office space for other state agencies. The Department provides these property management services through a combination on in-house janitorial and trade staff, contracted janitorial service companies and services provided through property management contracts.

The property manager will, under contract with the DPW and with oversight of DPW, sub-contract for and coordinate the delivery of mechanical system maintenance, physical maintenance, custodial, trash and recycling, maintenance of utility systems, tenant relations and safety and security programs. The contract property management

program has been in-place since approximately 1992 and currently provides management of more than 2.3 million square feet of state office space in Hartford. The cost of this program is carried in the DPW budget under the line-item Fees-for-Outside-Professional-Services.

In addition to office space management, the General Fund finances the administrative cost of leasing space throughout Connecticut for most state agencies (1.5%), custodial care of surplus property until disposition by the state (\$1.8%) and administration of the State's facility construction program (9%).

The DPW is unique in that of the major agencies that have responsibility for facilities management, we provide space to other State agencies for the conduct of business with their constituents. As a result, our budget is driven by the office space and to a certain degree, the programmatic requirements of other agencies

I have provided two charts with this testimony that identify the State agency tenants in DPW space and identify the major state agencies that operate and maintain space.

The budget proposed by Governor Rell recognizes the cost of heating, cooling, lighting and maintaining large office buildings and provides the necessary funding for these services. The major components of DPW's budget are of a fixed cost nature which leaves the agency with little or no margin to financially respond to upward cost spikes such as energy price increases. DPW's costs are also sensitive to state policy and tenant agency changes where space needs and the attendant costs may fluctuate.

Thank you for the opportunity to speak on behalf of the Department. I am available to answer any questions that you may have with respect to this budget.

Tenant's In DPW Space 2008 SWCAP Report

Agency #	Agency	Sq. FT.
OAG29000 Total	Attorney General	91,877
APA11000	Auditor's of Public Accounts	7,658
DOB37000	Banking	30,144
FPE34100	Board of Firearms Control	1,050
BOP90100 Total	Board of Parole	22,150
CCC78000	Board of Trustees	50,317
CME49500	Chief Medical Examiner	30,000
CCY11600	Commission on Children	2,165
HRO41100	Commission on Human Rights & Opportunities	27,060
CAT45200	Commission on the Arts	6,858
CSW11500	Commission on Women	2,170
CSL66000	Conn. State Library	44,006
CSU83000	Conn. State University - Admin	29,420
DCP39500 Total	Consumer Protection	33,322
CTF94000	CT Children's Trust Fund	3,000
DCC38100	CT Consumer Council	7,036
CSC38000	CT Siting Council	4,260
DOC88000/ BOP90100	D.O.C./B.O.P. Shared space (1st flr- 535, 2nd flr- 3,745)	4,280
DMR50000 Total	Department of Mental Retardation	81,418
DMV35000	Department of Motor Vehicles	27,400
DPS32000	Dept of Public Safety - Homeland Security	2,250
DVA21000	Dept of Veteran's Affairs	1,000
DAG42500	Dept. of Agriculture	11,280
EHS99500	Dept. of Emer.Mgmt. & Homeland Sec.	24,000
DHE66500	Dept. of Higher Education	17,630
DOI37500	Dept. of Insurance (6th & 7th floor)	41,887
DPH48500 Total	Dept. of Public Health	196,554
DPW27000 Total	Dept. of Public Works	238,119
DAS23000 Total	Dept.of Administrative Services	128,823
DCF91000	Dept.of Children & Families	172,101
DOC88000 Total	Dept.of Corrections	122,825
ECD46000 Total	Dept.of Econ.Development	48,907
DEP43000 Total	Dept.of Environmental Protection	271,490
DOL40000 Total	Dept.of Labor	189,540
MHA53000 Total	Dept.of Mental Health & Addiction Services	103,937
DPS32000 Total	Dept.of Public Safety	24,797
PUC39000	Dept.of Public Utility Control	33,608
DSS60000 Total	Dept.of Social Services	290,059
SDE64000 Total	Education	50,729
ESB65000	Education Services for the Blind	3,170
ELE13500	Elections Commission	9,000
ETH13600	Ethics Commission	5,773
FOI13700	Freedom of Information	7,200
GOV12000	Governor's Residence	13,052
IRM19500	Insurance Purchasing Board	420
JUD95000 Total	Judicial	78,854
SMC31500	Judicial Marshalls (1st floor)	3,479
JRC99000	Judicial Review Council	1,728
JSC13800	Judicial Selection Commission	776
LPR11700	Latino/Puerto Rican Affairs	2,165
OLM10000	Legislative Management	6,500
MIL36000	Military Armory- Governor's Foot Guard	23,404
OCA41300 Total	Office of Child Advocate	3,785
HCA49000	Office of Health Care Access	6,700
OPM20000	Office of Policy & Management	49,206
OPA41200	Office of Prot.& Advoc.of Handicapped	17,268
PDS98500	Office of Public Defender	16,623
OCC29500	Office of the Claims Commissioner	2,516
OSC15000	Office of the Comptroller	94,994
PRB13900	Properties Review Board	2,231
PSR56000	Psychiatric Review Board	2,050
DRS16000 Total	Revenue Services	302,339
SOS12500	Secretary of the State	49,869
SSM63000	Soldiers, Sailors & Marine Funds	600
OTT14000	State Treasurer	34,658
OVA41000	Victims Advocate Commission	1,659
WCC42000 Total	Workers Compensation Commission	19,284
		<u>3,234,428</u>

Floor Space Held in Custody of State Agencies

Custodial Agency	Square Feet
UConn	11,966,141
Connecticut State University System	9,651,026
Transportation	6,380,367
Public Works	5,894,860
Correction	5,454,138
Community Technical Colleges	3,728,769
Education	3,041,413
Judicial	2,748,214
UConn Health Center	2,460,444
Mental Health and Addiction Services	2,417,574
Military	1,998,266
Developmental Services	1,646,233
Environmental Protection	1,057,628
Veteran's Affairs	807,152
Legislative Management	738,000
Public Safety	723,008
Children and Families	650,794
Policy and Management	611,580
All Other Agencies	786,741
Total all Agencies	62,762,347